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***REZONING FOR THE PROPOSED STOCKBRIDGE TOWNHOMES  
OFF HUDSON BRIDGE ROAD***

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<b>Applicant:</b>	TPA Residential
<b>Agent:</b>	Falcon Design Consultants, LLC
<b>Location:</b>	To the rear of 1590 Hudson Bridge Road
<b>Parcel ID:</b>	032-01026000 in Land Lot 21 of the 6 <sup>th</sup> District
<b>Lot Size/Acres:</b>	20.367 acres
<b>Request:</b>	Rezone property from C-2 (General Commercial District) to MUND (Mixed-Use Neighborhood Development District).
<b>Proposed Use/ Purpose</b>	Development of a “Gated Community” +/- 147 single-family attached fee-simple townhomes. The gross density would be +/- 7.2 dwelling units per acre; the net acres would be +/- 17.17 (excluding right-of-way and detention areas); and the net density would be +/- 8.6 dwelling units/net units per acre. The proposed amenities include a swimming pool and clubhouse area, a play lawn area, and 14 parking spaces.
<b>Current Land Use:</b>	Vacant land. Most of it is wooded, with the eastern portion of the site containing wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback that is associated with a nearby stream.
<b>Future Land Use:</b>	Medium-Density Vertical Mixed-Use.
<b>Road Access:</b>	The current site does not have access to any public street. Access exists to an internal street for the Shopping Center (Centre @ Stockbridge), which includes Walmart. The original “Master Plan” for the development initially allowed the subject site to have access to Hudson Bridge Road; however, a later subdivision of the Master Plan creating out parcels removed access to Hudson Bridge Road. The applicant’s Proposed site plan shows that access to the site would occur from the private road adjacent to the southern edge of the site, as established in the Master Development Plan, in which the applicant has secured three access easements.
<b>Sign Posted:</b>	June 8, 2020
<b>Planning Commission Meeting:</b>	June 25, 2020
<b>Council Meeting:</b>	July 13, 2020
<b>Zoning History:</b>	The subject parcel was originally a part of a Master Development Plan (Centre @ Stockbridge) with a Wal-Mart Supercenter as a mixed-used development for a total of 70.16 acres which was annexed by the City of Stockbridge in 2002.

The subject site as a part of the Master Plan is described as “Tract 2.” Tracts 1 and 2 were annexed as C-2 (Commercial – Medium Density) and C-3 (Heavy Commercial). Tracts 1 and 2 were further subdivided on February 4, 2004, creating a “new” Tract 2 as a part of the Walmart Development. The original Tract 2 would become a “stand-alone” parcel for future development.

A Development of Regional Impact Analysis (DRI) was completed on the Master Plan on November 21, 2003, which includes the subject site. Per the DRI, “The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail space.” Per a recent review and comments by GRTA, the proposed development does not warrant a new DRI as the proposed density is less than originally proposed.

The applicant first applied for a rezoning of this property on August 7, 2019, via RZ-2019-04. The Planning Commission heard that case on September 26, 2019, and it recommended approval with conditions. The case then was heard by the Mayor and City Council on October 14, 2019. However, during the meeting, the applicant decided to withdraw the application, thus no further action was taken on the case.

<b>Table 1.0 Current Zoning and Land Use of Adjacent Properties</b>		
	<b>Current Zoning</b>	<b>Current Land Use</b>
North	RM	St. Ives Apartments
Northwest	R3	St. Margrit Subdivision
East	C2 & C3	Walmart and adjacent shopping center
South	C2	Commercial uses fronting onto Hudson Bridge Road, including J & J Liquor and Western Union.
Southeast		Retail uses (Taco Bell and Quik Trip) outside of the City, with access from a private street adjacent to the subject property
West	Unknown (outside of the City)	Oakwood Village Subdivision (outside of the City)

### **EXECUTIVE SUMMARY:**

The proposed Application would be the final parcel developed as a part of the original Master Plan as approved by the City and GRTA for residential development. The Applicant seeks to rezone Tract 2 from C2 to MUND to be consistent with the City’s Land Use Map as adopted in 2019, and with the intent for the Master Plan as approved by GRTA. GRTA’s comments for the original Tracts 1 and 2 describe the development of the site for mixed-use.

The applicant proposes to develop approximately 147 Single-family, fee simple, townhomes on eighteen (18) acres of land. The gross density would be 7.2 dwelling units per acre, which excludes the right-of-way

and detention/stream buffer areas. The proposed development would have a gross density of 7.2 dwelling units per acre, which would be within the allowable range of 6 to 8 units per acre. An Amenity Area with a clubhouse, pool, and 14 parking spaces would be provided in the southern area of the site, while a Play Lawn Area would be provided in the northern area of the site. Two WQA/Detention areas would also be provided on the site.

The developer plans to comply with the MUND development standards for single-family attached. They require townhome buildings to be at least 20 feet wide and have at least 20 feet between buildings. The maximum building height is two (2) stories, and the minimum floor area is 1,000 square feet for one-bedroom units, 1,300 square feet for two-bedroom units, and 1,400 square feet for three-bedroom units. Each unit will have a two-car garage. A maximum of 6 units may be built in each building. The proposed units would be 20, 22, and 24 feet wide, and 55 feet deep. Fourteen (14) on-street parking spaces would be provided for the common area, pool, etc.

**Development Regulations Relevant to Request:**

- City of Stockbridge Unified Development Code.
- All other City Code sections regarding site development standards and requirements.
- Development of Regional Impact Analysis (where applies)

**ANALYSIS OF REQUEST (Sec. 12.02.09.C.2):**

**Criterion #1: Consistency with the Comprehensive Plan.**

The Stockbridge Future Land Use Map of the City's adopted Comprehensive Plan (2019-2038) shows a future land use designation for the subject property of "Medium-Density Vertical Mixed-Use", to include both residential and commercial uses, which allows a density of 6 to 8 units per acre. This designation is intended for a mixed-use of residential and commercial areas that are located around major intersections, including Hudson Bridge Road at I-75. Compatible zoning districts include the MUND district. The focus of future development should be on making these areas more pedestrian-oriented.

The proposed townhome development is consistent with the approved mixed-use concept as originally approved, which is compatible with the city's MUND designation. MUND districts are designed for mixed-use developments with medium-density residential uses. The majority of the commercial development of the Master Plan, designed as a mixed-use, has been completed with the Wal-Mart Development.

The Master Plan recommends multi-family with a minimum of 200 residential apartment units, not to exceed 1,000 units. Adjacent to the north of the site is the St. Ives Apartments and the St. Margrit Village Subdivision, which have higher densities than the proposed residential development of fee-simple residential units at a gross density of 7.2 dwelling units per acre. The proposed density is within the allowable range of 6 to 8 units per acre.

Per GRTA, the proposed lower density which is lesser than multi-family apartments would not trigger a new DRI as the proposed development does not exceed the recommendation as suggested by GRTA, thus allowing future development to reach the minimum recommended.

Further, the proximity of adjacent and surrounding commercial uses suggests that pedestrian activity would be stimulated.

**Criterion #2: The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.**

The Zoning Code provides the following definition and purpose for the MUND (Mixed-Use Neighborhood Development) District, which the applicant is requesting for the subject property:

12.02.061 *MUND, Mixed-Use Neighborhood Development District.* This district is intended to provide locations for office, institutional, personal services, single-family dwellings, duplexes, cluster housing, and multifamily residential uses. Accessory uses and structures are also permitted. Lots may be developed in a single-use or may contain a mix of uses on a single development site. This district is intended to allow flexibility in the application of development standards.

**Criterion #3: Potential positive effects of the amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.**

The requested MUND zoning district would allow for the development of a large, vacant tract of land in a populous area. Existing commercial uses to the south and east of the site would have access to a significant amount of potential new customers, thereby increasing their business revenues. Potential new residents of the proposed townhomes would have convenient access to the adjacent commercial uses within the Walmart and Centre@ Stockbridge Shopping Center.

**Criterion #4: The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.**

**Topography**--Regarding the physical condition of the site, the property has steep topography and wetlands on the eastern side. Their presence prevents any townhome units from being constructed in that area. Because of the topography of the site with wetlands, flexibility for developers to develop cluster townhome units on the remainder of the site is required. The MUND development standards allow for flexibility in design, such that the developer may cluster the units on the remainder of the property to compensate for the non-usability of the eastern portion of the site. The development of single-family townhomes on the site rather than apartments minimizes the impact on adjacent wetlands. In addition, to protect the sensitive nature of the environmentally-challenged areas, to facilitate drainage, and to provide needed utility access to the site, the developer intends to utilize seven other easements that are present on or adjacent to the site.

**Access/Traffic**--The property has access through an internal, private street which supports the Walmart and Centre@ Stockbridge Shopping Center, as approved by GRТА/ARC. The property is set back from Hudson Bridge Road by several blocks. The property would be accessed from a private street, including the use of several easements which the developer has secured in order to facilitate traffic access to and from two traffic lights on Hudson Bridge Road. The Development Agreement governing Tract 1 (Walmart development) does speak to access points for the subject site: "The City acknowledges that the use by the Owner of a driveway easement to an ingress-egress point at the intersection of Hudson Bridge Road and Hudson Bridge Drive does not disqualify such ingress-egress point from serving as an independent access point to Hudson Bridge Road for the approximately 20-acre parcel of land located directly to the west of the Property."

Traffic counts for the proposed site are 80% less than what was originally approved in the DRI. Morning traffic peak times are estimated to be from 6:00 – 7:00 a.m., before stores in the vicinity open. There are no

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evening “peak times” as individual homeowners are anticipated to arrive home between the hours of 6:00 – 9:00 p.m. or later.

**Criterion #5: The impact upon adjacent property owners should the request be granted.**

The proposed development is fee-simple residential in nature and is not anticipated to have a negative impact on the adjacent residential properties. However, to facilitate the privacy of the homes for residents in this development and residents in the adjacent Oakwood Village Subdivision to the west, it is recommended that a fence be installed along the western side of the development site.

**Criterion #6: The potential impact of the rezoning on City infrastructure including water and sewage system.**

The applicant has submitted a letter from the Henry County Water and Sewage Authority, as part of the rezoning application, to indicate the availability of satisfactory available water and sewerage facilities to serve the site.

**Criterion #7: The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.**

The submitted site plan shows that the subject site would have access through an internal street that supports the Walmart development. From the south, access off Hudson Bridge Road would be provided from a signalized intersection by an internal private road, which leads to a QuikTrip store and Taco Bell restaurant; and beyond that, to Walmart and the adjacent Centre @ Stockbridge Shopping Center. A traffic light is present at Hudson Bridge Road. The private road leads to a second signalized intersection at Hudson Bridge Road. Thus, the subject property, as well as the overall Walmart/Centre @ Stockbridge development, would benefit from the presence of the U-shaped private road which provides convenient ingress and egress. Further, the presence of two traffic lights on Hudson Bridge Road in front of the overall development facilitates traffic turning movements. The original developer of the Walmart/Centre @ Stockbridge Shopping Center prepared a traffic impact study to address traffic volumes. A paved sidewalk is located along the private road, adjacent to the southern edge of the subject site, to facilitate pedestrian travel. The sidewalk goes directly to the surrounding commercial uses.

**Criterion #8: The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.**

Approval of the requested rezoning would allow the subject property to be developed as a part of the Mixed-Use Master Plan as approved in 2002 that allows medium-density townhome development. The development, as designed in the Master Plan as approved by the City and GRTA, would serve as a transition between the adjacent retail and lower-density single-family uses.

Educational Impacts--The applicant has also submitted a letter from Henry County Schools which projects the impact of the proposed project on the school system. Based on a minimum of one student from each of the proposed 147 townhomes, would be a minimum of 147 new students would need to be accommodated within 5 to 6 new classrooms (at a rate of 25 students per classroom). However, because the proposed development consists of single-family homes, property taxes garnered will help offset any proposed increases and help lessen any burden placed on the school system.

Henry County issues the largest number of residential permits in the county, thus, their proposed projects have the greatest impact on the school system. This trend is anticipated to continue as long as Henry County continues to be a destination place. Stockbridge, as the largest city in Henry County, seeks to continue allowing high-quality residential developments. To negate any impact on the school system, Stockbridge, McDonough, Locust Grove, Hampton, and the County would have to stop residential rezonings and not issue any more residential building permits. This would negatively impact the tax digest for everyone, as well as, stagnate growth.

**Criterion #9: The ability of the subject land to be developed as it is presently zoned.**

Due to the property's location and not having access to Hudson Bridge Road (land lock), it is reasonable to believe that further commercial development could not occur on the site with its existing C-2 zoning classification. The most appropriate use for the site, based on similar land use classifications and current uses, supports residential development as a part of a mixed-use. Further, due to the presence of significant wetlands/stream buffer areas on the site, it is appropriate to allow for the clustering of townhomes to create a medium-density development. This also justifies the development of fewer units than the DRI report required.

## Recommendations

Staff recommends **APPROVAL** of the rezoning application. Should the Planning Commission and Mayor/Council **APPROVE** the Application, it should be subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by Mayor and Council.

1. To the owner's agreement to abide by the following:

To the "concept plan" received by the Department of Community Development on February 3, 2020. Said plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

2. Construction of entry/exit gates, creating a "gated community".
3. Pay for a traffic study to identify traffic mitigation systems for the western side of the development, which will alleviate any possible traffic concerns as a result of the development, i.e. (turn lanes, stop signs, road widening, crosswalks, extra lanes, etc.)
4. A townhome association shall be established, or a property management company shall be secured, for the purpose of maintaining all common areas of the site. The association and the developer are to explore methods of restricting the number of long-term rental/lease agreements.
5. Leave a natural, undistributed buffer with the additional planting of evergreen trees along the property line adjacent to Oakwood Village Subdivision.
6. Construction of an interior fence adjacent to the Oakwood Village Subdivision.

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7. Preserve wetlands and open space to include walking paths.
  8. Compliance with the Development Regional Impact Analysis which speak to obtaining easement agreements (where applies), that allow all transportation improvements on a “private road”.
  9. Comply with all easement agreements as submitted to the City.
  10. Establishment of a “Bond” to be placed in escrow to address any further maintenance issues/concerns for the development.
  11. All conditions are to be governed by the permitting process.

City of Stockbridge Planning Staff  
**RECOMMENDATION:**  
**APPROVAL W/CONDITIONS**

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City of Stockbridge Planning Commission  
**RECOMMENDATION:**  
**APPROVAL W/CONDITIONS**

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CITY OF STOCKBRIDGE MAYOR/COUNCIL  
**ACTION:**

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**REZONING**  
Stockbridge Georgia  
**PUBLIC HEARING**  
6:00 P.M.  
RZ: C-2 TO MUND  
PC DATE: 6-25-20  
COUNCIL DATE:  
7-13-20  
VIRTUAL MEETING

STOP



**Albany Herald**  
www.albanyherald.com  
**Gwinnett Daily Post**  
www.gwinnettdailypost.com  
**Rockdale Citizen**  
www.rockdalecitizen.com  
**Newton Citizen**  
www.newtoncitizen.com



**Clayton News Daily**  
www.news-daily.com  
**Henry Daily Herald**  
www.henryherald.com  
**Jackson Progress-Argus**  
www.myjpa.com

**Jonesboro Group (Gray Publishing)**  
**P.O. Box 603**  
**Lawrenceville, GA 30046**

**04/28/20**

Phone: (770) 478-5753

Fax: (770) 339-8082

Account: <b>119838</b>	Date: <b>04/28/20</b>
Name:	Start Date: <b>06/03/20</b>
Company: <b>CITY OF STOCKBRIDGE-LEGAL</b>	Class: <b>Public Hearing/Notice</b>
Address: <b>4640 N. HENRY BLVD. STOCKBRIDGE, GA 30281-3653</b>	Ad ID: <b>641491</b>
Telephone: <b>(678) 605-9889</b>	P.O.: <b>CAMILLA MOORE</b>
	Words: <b>144</b>
	Lines: <b>45</b>
	Ad Taker: <b>Jacqueline Torres</b>
	E-mail: <b>jtorres@news-daily.com</b>
	Phone:
	Extension:

**PUBLIC HEARING NOTICE RZ-2020-01**—The City of Stockbridge Planning Commission will hear the following Rezoning Request by TPA Residential, requesting the rezoning of their property from C-2 (General Commercial District) to MUND (Mixed-Use Neighborhood Residential District) for the purpose of constructing a townhome development project. Property is identified by its Parcel ID, 032-01026000, and is located to the rear of 1580 & 1590 Hudson Bridge Road and to the west of 1490-1548 Hudson Bridge Road. Property consists of 20.367 acres within Land Lot 21 of District 6 in the City of Stockbridge.

**STOCKBRIDGE PLANNING COMMISSION**  
Date: **June 25, 2020**  
Location: **Stockbridge City Hall**  
**4640 North Henry Boulevard, Stockbridge, GA 30281**  
Public Hearing: **6:00 P.M. City Council Chamber**

**STOCKBRIDGE CITY COUNCIL**  
Date: **July 13, 2020**  
Location: **Stockbridge City Hall**  
**4640 North Henry Boulevard, Stockbridge, GA 30281**  
Public Hearing: **6:00 P.M. City Council Chamber**  
926-641491, 6/3/20

Gross: **\$40.00**

Paid Amount: **\$0.00**

Amount Due: **\$40.00**

Package or Publication	Start	Stop	Inserts
Legal Wednesday Henry; Henry Daily Herald, Henry Internet	06/03/20	06/20/20	4

**APPLICATION**

**RZ-2020-01**

**TOWNHOME**

**DEVELOPMENT**



# Rezoning Application

THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION AND / OR THE STOCKBRIDGE CITY COUNCIL.

***PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.***

PLEASE CALL THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OFFICE OF THE COMMUNITY DEVELOPMENT DEPARTMENT TO SCHEDULE AN APPOINTMENT.

***NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.***

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE  
BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY  
AT (770) 389-7900.

THE LOCATION OF ALL CITY OF STOCKBRIDGE PLANNING COMMISSION AND CITY COUNCIL  
MEETINGS IS:

STOCKBRIDGE CITY HALL  
SECOND FLOOR  
4640 NORTH HENRY BOULEVARD  
STOCKBRIDGE, GEORGIA 30281



**City of Stockbridge Planning and Zoning Division,**  
**Community Development Department**  
**Zoning Application Checklist**

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING APPLICATIONS. ATTACH  
 THE CHECKLIST TO THE APPLICATION AND SIGN.

**ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.**

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/ INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application (by appointment only).	
Application Form	1	<ol style="list-style-type: none"> <li>1. Signed and <b>notarized</b> by owner.</li> <li>2. In lieu of owner's signature, applicant has signed and <b>notarized</b> a copy of a "Contract", "Power of Attorney" or "Lease"</li> </ol>	
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application and must be <b>notarized</b>	
Letter of Ownership	1	Letter stating that the owner is aware of the zoning request and owns the property in question	
Letter of Intent	1	Must clearly state the proposed use and development intent	
Site Plans (24 x 36) And (11 x 17)	1  20	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers and proposed lot layout. Subject to the discretion of the Planning & Zoning Director	
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed <b><i>within the last five years</i></b> by a professional engineer, landscape architect or land surveyor registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100 year floodplain; and 3) Include a notation as to the total acreage or square footage of the subject property	
Letter from the Henry County Water and Sewerage Authority	1	This letter must accompany the application at the time of submittal.	
Form from the Health Department	1	This letter must accompany the application at the time of submittal ( <b><i>Only needed if property is not on sewer</i></b> )	
Form from the Henry County School Board	1	This letter must be available and accompany application at the time of submittal ( <b><i>Only needed for residential rezoning applications</i></b> )	



**PRE-APPLICATION FORM**

DATE 01/16/2020

APPLICANT: TPA Residential / Agent: Thomas Alexander

TYPE OF APPLICATION: Mixed Use - Townhomes

PROPERTY ADDRESS: Hudson Bridge & I-75

DIST: 6 LAND LOT(S): 21 PARCEL I.D.: 032-01026000

MAP NUMBER: \_\_\_\_\_ CURRENT ZONING: C2 PROPOSED ZONING: MUND

FUTURE LAND USE MAP DESIGNATION:  
Medium Density Vertical Mixed Use

**REQUEST/ITEMS DISCUSSED:**

Rezoning from C2 to MUND for the purpose of developing townhomes.

+/- 18.23 acres single family attached townhomes

**ADJACENT PROPERTIES ZONING:**

NORTH: RM SOUTH: C3 EAST: C3 WEST: County RS or RD?





City of Stockbridge Planning and Zoning Division,
Community Development Department
Rezoning Request Application

Name of Applicant: TPA Residential Phone: 770-480-1415 Date: 01/16/2020
Address Applicant: 1776 Peachtree Street, NW Fax Pager/Cell #
City: Atlanta State: GA Zip: 30309 E-mail: tgaines@tpa-res.com
Name of Agent: Thomas Alexander Phone: 404-414-7576 Date: 01/16/2020
Address Agent: 1776 Peachtree Street Fax Pager/Cell #
City: Atlanta State: GA Zip: 30309 E-mail: talexander@tpa-res.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

Request from C-2 to MUND (Current Zoning) (Requested Zoning)

For the Purpose of Mixed Use Development of Townhome (Type of Development)
Address of Property: Tract 1 (No address at this point) Nearest intersection to the property: Hudson Bridge Road & I-75 (Street Address)

Size of Tract: +/- 20.367 acre(s), Land Lot Number(s): 21, District(s): 6th
Gross Density: 6.8 units per acre Net Density: 9.0 units per acre

Property Tax Parcel Number: 032 - 010 - 260 - 00 (Required)
Witness Signature: [Signature] Signature of Applicant/s: [Signature]
Printed Name of Witness: [Name] Printed Name of Applicant/s: Tyler Gaines (TPA Residential)
Notary Signature: [Signature] Signature of Agent: [Signature]



NOTARY STAMP: (For Office Use Only)

Total Amount Paid \$ Cash Check # Received by: (FEES ARE NON-REFUNDABLE)
Application checked by: Date: Map Number(s):
Pre-application meeting: Date:
Recommendation of Planning Commission:
City Council Decision:
Community Development Director's Signature: Date:



Agent

### Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant\* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes \_\_\_\_\_ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Thomas Alexander  
Applicant's Name - Printed

Thomas Alexander  
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 16 day of January, 2020.



Stephanie Stobbe Graves  
Notary Public

\* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.



Applicant

### Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant\* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes \_\_\_\_\_ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 16th day of January, 2020

Tyler Gaines (TPA Residential)  
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 16th day of January, 2020.



Notary Public

\* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.



Owner

### Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant\* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes \_\_\_\_\_ No

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

STEPHEN RAINER (owner)

Applicant's Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent

\_\_\_\_\_  
Applicant's Attorney, if applicable - Printed

\_\_\_\_\_  
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 16 day of January, 2020.



[Signature]  
Notary Public

\* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.

## Letter of Ownership

January 16, 2020

Ms. Camilla Moore  
Assistant City Manager  
City of Stockbridge  
4640 North Henry Blvd.  
Stockbridge, GA 30281

Re: Rezoning - +/- 20.367 acres located on Hudson Bridge Road / LL 2, 6th District  
Parcel ID No(s): 032-01026000

I, Stephen Rainer, am the owner of the property located north of Hudson Bridge Road west of the existing Wal-Mart (Parcel 032-01026000) consisting of +/- 20.367 acres. I am granting authorization to Thomas Alexander to act on my behalf for all aspects of rezoning of the above-referenced property in conjunction with this application.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Stephen Rainer". The signature is written in a cursive style with a horizontal line through the middle of the name.

Stephen Rainer

1311 Chuck Dawley Blvd., Suite 102  
Mt. Pleasant, SC 29464



January 30, 2020

Ms. Camilla Moore  
Assistant City Manager  
City of Stockbridge  
4640 North Henry Blvd.  
Stockbridge, GA 30281

Re: Rezoning - +/- 20.367 acres located on Hudson Bridge Road / LL 2, 6th District  
Parcel ID No(s): 032-01026000  
Proposed: MUND Zoning (Townhome Development)

Dear Ms. Moore,

Please accept this letter of intent for the +/-20.367 acre parcel of land on the north side of Hudson Bridge Road, west of Interstate 75.

We are requesting to rezone the property from C-2 (General Commercial) to MUND (Mixed-Use Neighborhood Development District) for the purpose of developing a residential townhome development consisting of single-family attached homes as shown on the concept plan date January 30, 2020.

Please do not hesitate to contact me should you have any questions or need anything further.

Sincerely,

Thomas Alexander  
TPA Residential, LLC

A handwritten signature in blue ink that reads "Thomas Alexander". The signature is written in a cursive style and is positioned above a horizontal line.

1776 Peachtree Street NW, Atlanta, GA 30309

PH 770 480-1415

[www.tpa-res.com](http://www.tpa-res.com)



# Henry County Schools

To: Sarah Shirk, Falcon Design Consultants

Date: August 2, 2019

Re: Henry County Department of Planning and Zoning  
School Board Information for Zoning Requests

Property Address and Nearest Intersection: Hudson Bridge & I-75

Projected Number of Dwelling Units: 138

Estimated Period of Construction: Approximately 2-3 Years

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Pates' Creek Elementary	-0-	<b>138 units</b> <u>x 2 children per unit</u> = 276 students	276 students <u>÷ 25 per class</u> = 11 classrooms	If Modular <b>\$25,000</b> per classroom
Dutchtown Middle School	-0-			If Permanent <b>\$300,000</b> per classroom
Dutchtown High School	-0-			

Respectfully,

Carl Knowlton, Ed.D

Chief of Staff

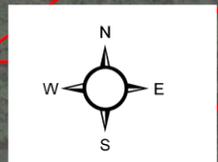
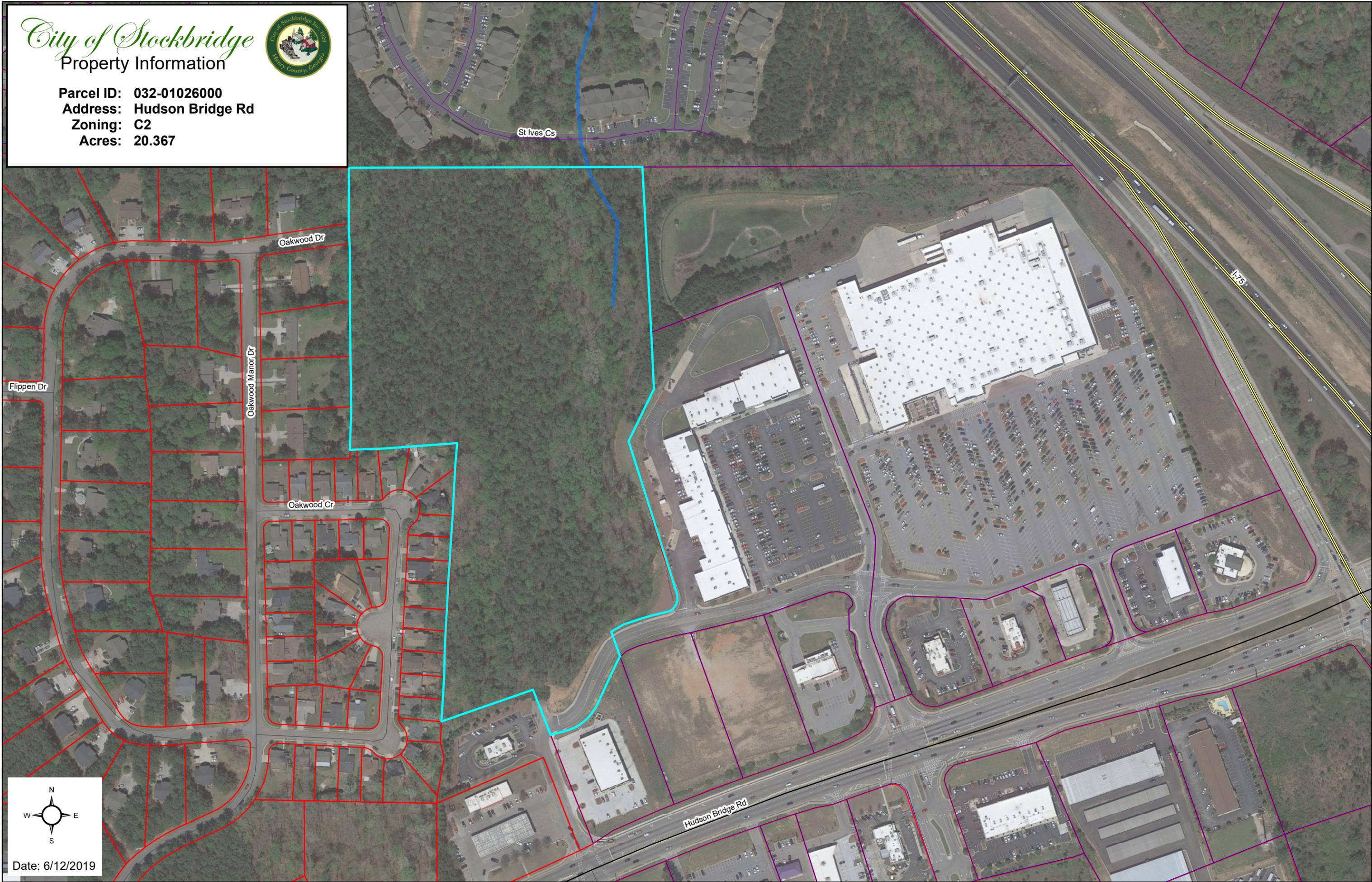
Superintendent's Office

[carl.knowlton@henry.k12.ga.us](mailto:carl.knowlton@henry.k12.ga.us)

*City of Stockbridge*  
Property Information



Parcel ID: 032-01026000  
Address: Hudson Bridge Rd  
Zoning: C2  
Acres: 20.367



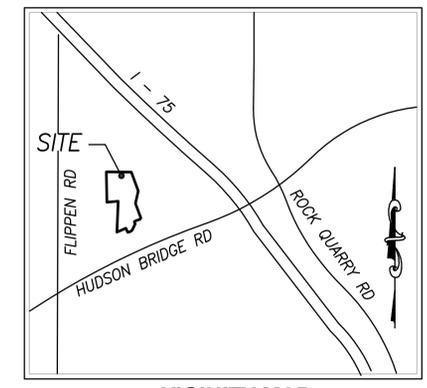
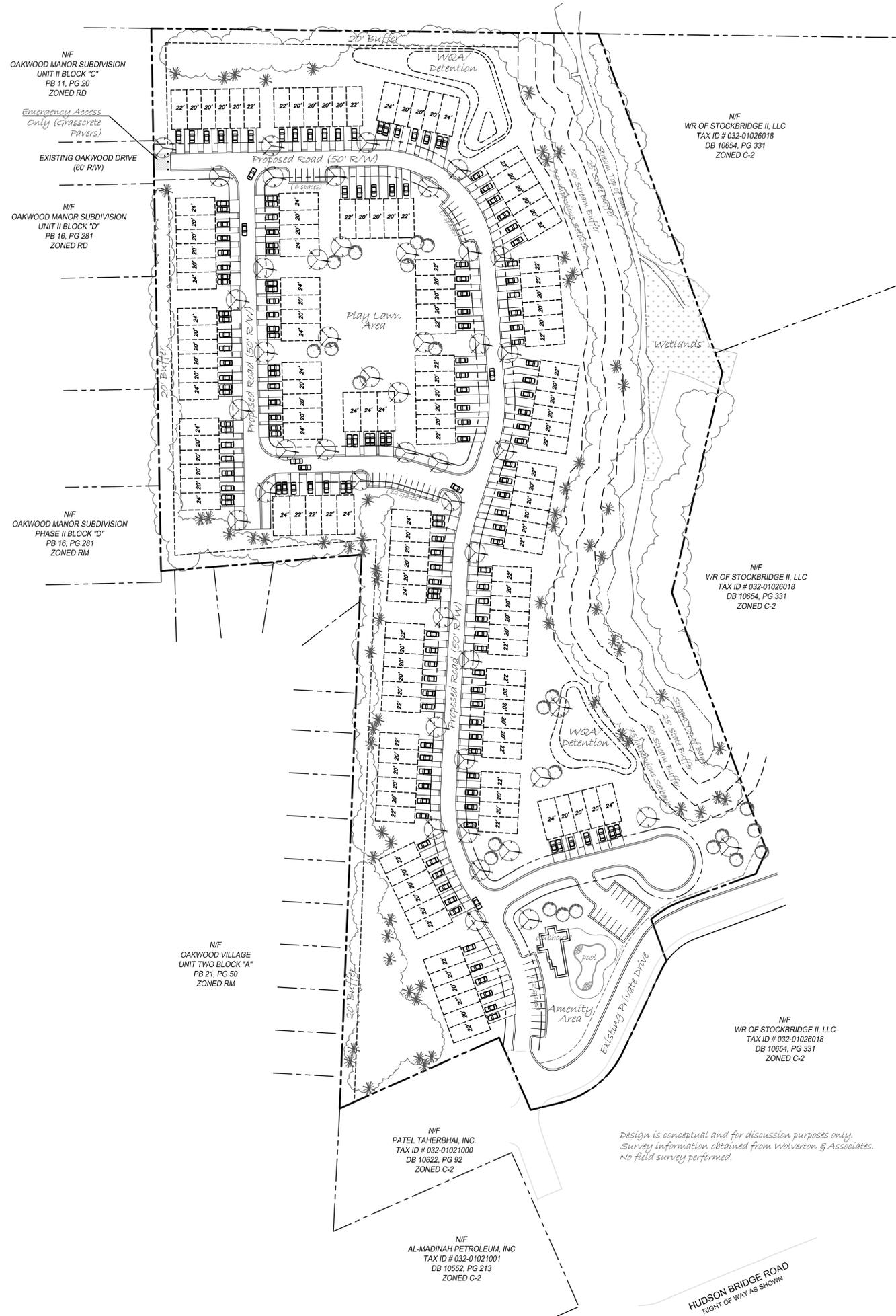
Date: 6/12/2019

PTD Master Development Plan for:  
**Stockbridge Townhomes**  
 Land Lot 21 / 6th District / City of Stockbridge, Georgia

prepared for:



1776 Peachtree Street, NW / Atlanta, Georgia



**VICINITY MAP**  
 N.T.S.

Land Use Summary

EXISTING ZONING: C-2 (General Commercial)  
 PROPOSED ZONING: MUND (Mixed-use Neighborhood Development District)  
 TOTAL ACRES: +/- 20.37 acres  
 TOTAL RESIDENTIAL UNITS: +/- 147 (Townhomes)  
 GROSS DENSITY: +/- 7.2 du/acre  
 NET ACRES: +/- 17.17 acres (less R/W, Detention)  
 NET DENSITY: +/- 8.6 du/nuva

MUND Development Standards

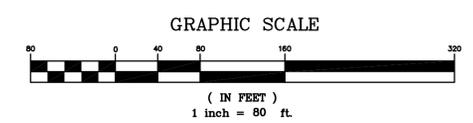
Proposed Townhome Development Standards  
 Min. Lot width: 100'  
 Min. Unit Width: 20'  
 Min. Frontyard: 20' from r/w  
 Min. Distance between buildings: 20'  
 Min. Rearyard: 20'  
 Max. Building Height: 4.5' (or 4 stories)  
 Min. Floor Area: 1,000 sf / one-bed; 1,300 sf / two-bed; 1,400 sf three-bed;  
 200 sf additional / additional bedroom  
 Max. Units / Building: 6  
 Max. Net Density: 9.0 du/nuva  
 Townhomes  
 Total Units: 147  
 Min. Width: 20', 22' and 24' wide @ 55' deep  
 On-street parking: 37 spaces  
 Townhome Mix/Ratio:  
 89 units @ 20' x 55' (60%)  
 35 units @ 22' x 55' (24%)  
 23 units @ 24' x 55' (16%)  
 Amenities:  
 Clubhouse and Pool Area  
 Play Lawn Area  
 Parking: 14 spaces

*Design is conceptual and for discussion purposes only.  
 Survey information obtained from Wolverton & Associates.  
 No field survey performed.*

conceptual master plan by:

ENGINEERING PLANNING SURVEYING  
 215 Corporate Center Drive, SUITE 200  
 STOCKBRIDGE, GEORGIA, 30281  
 Ph: (770) 389-8666 - Fax: (770) 389-4656  
 VISIT US ON OUR WEBSITE:  
 www.fdc-llc.com

date: January 29, 2020



Planned Town Development for:  
**TPA Group**  
 1776 Peachtree Street, NW / Suite 100  
 Atlanta, Georgia

**Proposed Land Use**

Overall Area: +/- 22 acres

**Townhomes:**  
 Site Acres: +/- 20.3 acres  
 Number of Lots: 133  
 Density: 6.5 du/ac  
**Standards:**  
 Unit Dimensions: 20', 22', and 24' wide x 55' deep  
 Min. Front Yard Setback: 20'  
 Min. Side Yard Setback: 0' (30' between bldgs.)  
 Min. Rear Yard Setback: 20'  
 Min. Heated Floor Area: 1/3 each (1,800 sf, 2,000 sf, 2,200 sf)  
 Max. Bldg. Ht.: 40'

**Commercial:**  
 Site Acres: +/- 1.7 acres



**GENERAL NOTES**

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 104,950 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S6 WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS. WORK WAS COLLECTED ON 01-21-2012. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 330,457 FEET.
2. THIS SURVEY IS RELATIVE TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS REFERENCED TO NAD83 (2011) HORIZONTAL AND NAVD88 (GEOID2012A) VERTICAL. COORDINATES WERE DERIVED FROM NETWORK GPS MEASUREMENTS USING A LEICA VIVA GS15 GPS RECEIVER.
3. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA, AS SHOWN ON MAP NUMBER 13151C0088C, HAVING AN EFFECTIVE DATE OF MAY 16, 2006 AND HENRY COUNTY PRESENT AND FUTURE CONDITIONS MAPS PANEL 88 OF 305 DATED MAY 2010.
4. CORNERS NOTED HEREON AS IRON PIN SET (IPS) ARE 3/4 INCH REBARs WITH A PLASTIC CAP STAMPED "WOLVERTON LSF 709" AND PKs IS "PK" NAIL SET.
5. LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST ON THIS PROPERTY.
6. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
7. ALL SUBJECT PROPERTY CORNERS HAVE BEEN SET OR FOUND AS LABELED.
8. C-2 ZONING CONDITIONS:
  - 50' FRONT SETBACK
  - 0' SIDE SETBACK
  - 20' REAR SETBACK
  - 100' MINIMUM LOT WIDTH
  - 10,000 SQUARE FOOT MINIMUM LOT AREA
  - 35' MAXIMUM BUILDING HEIGHT
 NONE OF THE PARCELS DELINEATED ON THIS PLAT ARE CORNER LOTS, THEREFORE NO SIDE YARD SETBACK LINES ARE REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF STOCKBRIDGE.
9. ACCESS FOR TRACT 1 IS PROVIDED BY THE CURRENT PRIVATE ACCESS(1) AND CROSS ACCESS(7) EASEMENTS SHOWN HEREON.

**TRACT CHART**

TRACT 1 - NO ADDRESS ASSIGNED PARCEL # - 032-01026000  
 TRACT 2 - 1590 HUDSON BRIDGE RD PARCEL # - 032-01026002

**AREA CHART**

TRACT	ACRES	SQ. FT.	ZONED
TRACT 1	20.367	887,136	C-2
TRACT 2	1.709	74,457	C-2
<b>TOTAL:</b>	<b>22.076</b>	<b>961,593</b>	

**EASEMENT CHART**

- 1 PRIVATE ACCESS EASEMENT (DB 7038, PG 185).
- 2 PRIVATE PERMANENT RETAINING WALL & GRADING EASEMENT (DB 7038, PG 209)
- 3 PRIVATE BAPTIST COMMUNITY INGRESS/EGRESS EASEMENT (DB 7038, PG 209)
- 4 PERMANENT SLOPE EASEMENT (DB 7038, PG 185).
- 5 PRIVATE DRAINAGE EASEMENT (DB 7038, PG 209)
- 6 PRIVATE PERMANENT RETAINING WALL AND GRADING EASEMENT AND LANDSCAPING EASEMENT AREA (DB 7038, PG 209)
- 7 PRIVATE CROSS ACCESS EASEMENT (DB 7038, PG 209)
- 8 PUBLIC 20' SANITARY SEWER EASEMENT (D.B. 9710, PG. 241)
- 9 PUBLIC WATERLINE EASEMENT (D.B. 9710, PG. 235)
- 10 PRIVATE PERMANENT SLOPE EASEMENT (DB 7038, PG 209)



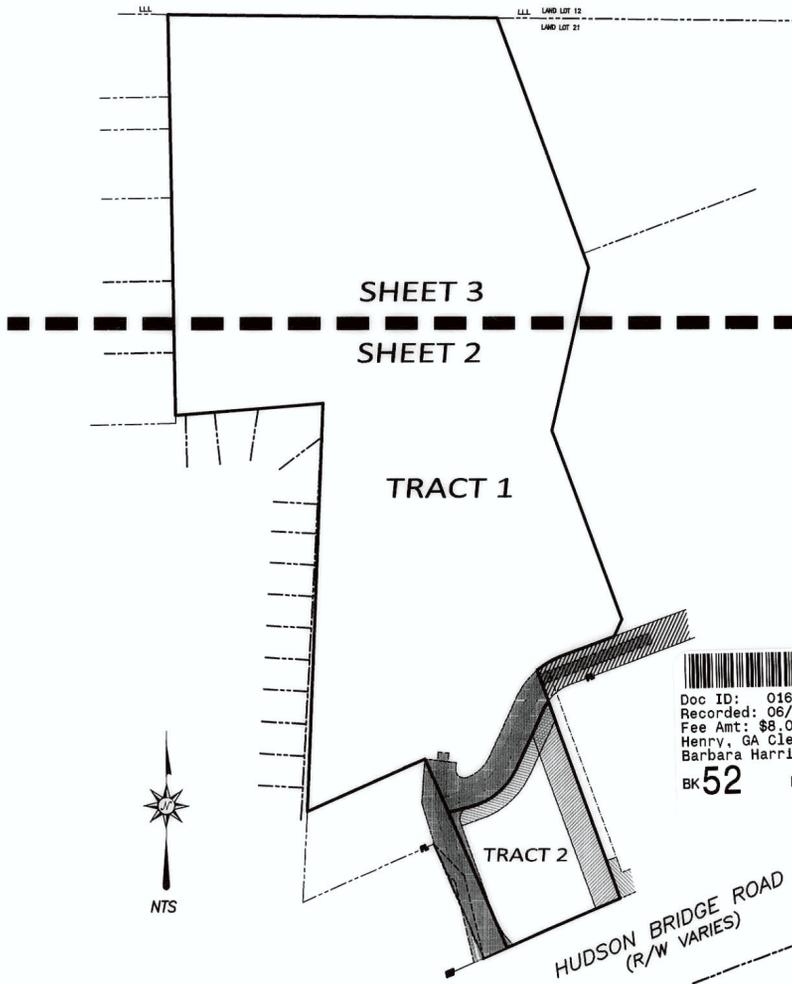
Know what's below.  
Call before you dig.

**SURVEYORS CERTIFICATE**

THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE PROPERTY SURVEYED UNDER MY SUPERVISION. THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

*[Signature]* 6/5/13  
 MICHAEL G. HIGH DATE  
 GA. RLS # 2986

**SHEET INDEX**



**OWNERS STATEMENT**

CITY OF STOCKBRIDGE  
 COUNTY OF HENRY

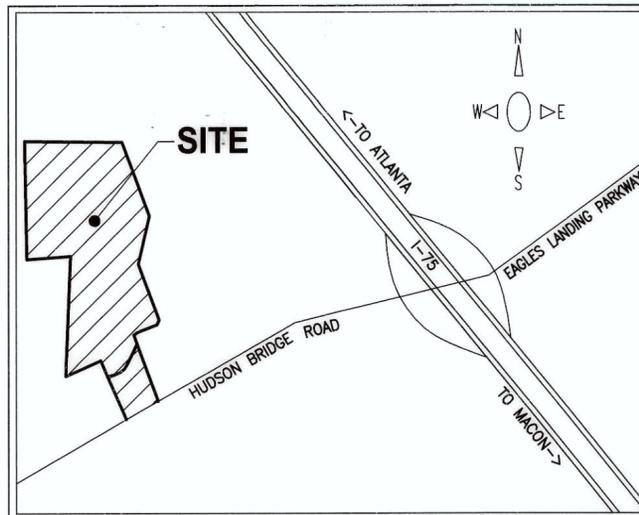
The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever, all streets, sewer collectors, lift stations, drains, and other public facilities and appurtenances thereon shown, and transfers ownership of all public use areas in fee simple by deed, for the purposes therein expressed.

Broad Street Stockbridge II, L.L.C.

BY: SR Investments, Inc., its manager

BY: *[Signature]*  
 NAME: Stephen Rainer  
 ITS: President  
 DATE: June 10, 2013

**VICINITY MAP - N.T.S.**



THE CITY OF STOCKBRIDGE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE CITY OF STOCKBRIDGE SUBDIVISION ORDINANCE.

1. MAINTENANCE OF DETENTION PONDS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND SHALL BE MAINTAINED AND REPAIRED WHEN NEEDED OR AS REQUESTED BY THE CITY OF STOCKBRIDGE.

WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

LIVE STREAMS DO EXIST ONSITE.

**OWNER/SUBDMIDER**

BROAD STREET STOCKBRIDGE II, L.L.C.  
 BY: SR INVESTMENTS, INC., ITS MANAGER  
 300 WEST COLEMAN BLVD., STE 106  
 MOUNT PLEASANT, SC 29464  
 JASON SMALLWOOD  
 803-474-0930

Doc ID: 016227730001 Type: PLAT  
 Recorded: 06/19/2013 at 12:36:19 PM  
 Fee Amt: \$8.00 Page 1 of 1  
 Henry, GA Clerk of Superior Court  
 Barbara Harrison Clerk of Court  
 BK 52 PG 176

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: *[Signature]* DIRECTOR,  
 HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL COMPLIANCE  
 & PLAN REVIEW.

DATE: 6/18/13

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

*[Signature]* 6-18-13  
 MAYOR, CITY OF STOCKBRIDGE DATE



THIS PLAT IS NOT VALID UNLESS IT CONTAINS THE ORIGINAL SIGNATURE, IN BLUE INK, OF THE REGISTRANT ACROSS THE REGISTRANTS SEAL.

**HENRY COUNTY MAP 32  
 ALL BLOCK 1**

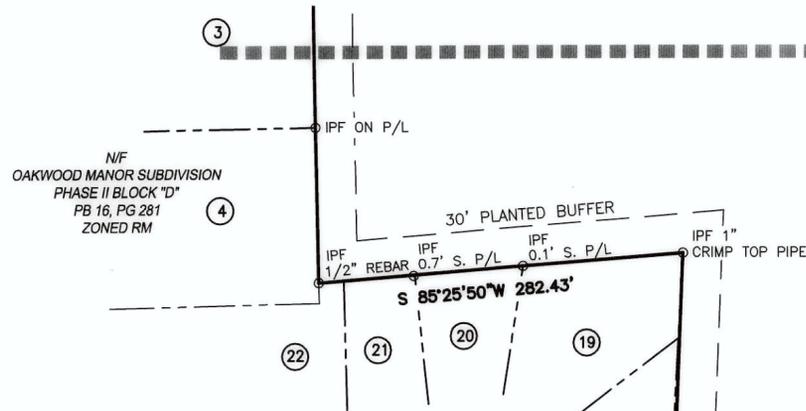
**FINAL SUBDIVISION PLAT FOR:  
 BROAD STREET STOCKBRIDGE II  
 LAND LOT 21 OF THE 6TH DISTRICT  
 CITY OF STOCKBRIDGE  
 HENRY COUNTY, GEORGIA**

REVISIONS	BY
ADDRESS COUNTY COMMENTS - 04/24/2013	KBW
ADDRESS COUNTY COMMENTS - 05/15/2013	KBW

DRAWN BY	<b>KBW</b>
CHECKED BY	<b>MGH</b>
DATE:	<b>02/26/2013</b>
SCALE:	<b>1"= 100'</b>
JOB No.	<b>13-602</b>
SHEET NUMBER	<b>1</b>

OF 4 SHEETS

**Wolverton & Associates**  
 Consulting Engineers + Land Surveyors  
 6745 Sugarloaf Parkway • Suite 100 • Duluth, Georgia 30097  
 Phone: (770) 447-8888 • Fax: (770) 447-8070  
 www.wolverton-assoc.com

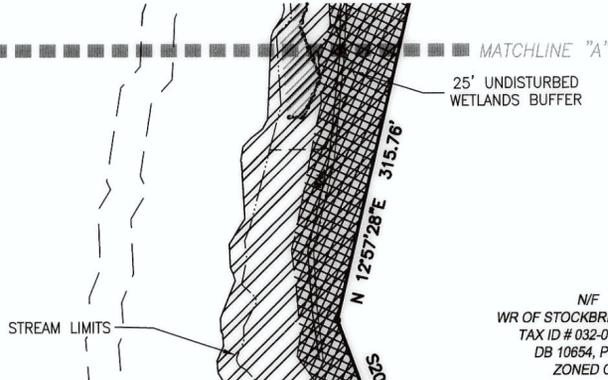


**TRACT 1**  
ZONED C-2

ACCESS FOR TRACT 1 WILL BE PROVIDED BY THE CURRENT PRIVATE(1) AND CROSS ACCESS(7) EASEMENTS AS SHOWN HEREON

N/F  
PATIL TAHERBHAI, INC.  
TAX ID # 032-01021000  
DB 10622, PG 92  
ZONED C-2

N/F  
AL-MADINAH PETROLEUM, INC.  
TAX ID # 032-01021001  
DB 10552, PG 213  
ZONED C-2



THIS PLAT IS HEREBY APPROVED FOR RECORDING:  
BY: *[Signature]*, DIRECTOR,  
HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL COMPLIANCE  
& PLAN REVIEW.

DATE: 6/18/13  
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*[Signature]* 6-18-13  
MAYOR, CITY OF STOCKBRIDGE DATE



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Recorded: 06/19/2013 at 12:36:36 PM  
Fee Amt: \$8.00 Page 1 of 1  
Henry, GA Clerk of Superior Court  
Barbara Harrison Clerk of Court  
BK 52 PG 177



HENRY COUNTY MAP 32  
ALL BLOCK 1

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Phone: (770) 447-8899 • Fax: (770) 447-9070  
www.wolverton-assoc.com

FINAL SUBDIVISION PLAT FOR:  
**BROAD STREET STOCKBRIDGE II**  
**LAND LOT 21 OF THE 6TH DISTRICT**  
**CITY OF STOCKBRIDGE**  
**HENRY COUNTY, GEORGIA**

REVISIONS	BY
ADDRESS COUNTY COMMENTS - 04/24/2013	KBW
ADDRESS COUNTY COMMENTS - 05/15/2013	KBW

DRAWN BY **KBW**  
CHECKED BY **MGH**  
DATE: **02/26/2013**  
SCALE: **1" = 100'**  
JOB No. **13-602**  
SHEET NUMBER

**2**

OF 4 SHEETS

**LEGEND**

<b>SURVEY CONTROL</b>	<b>DRAINAGE</b>
BM Benchmark	CB Catch Basin Double-wing
CP Control Point	CS Catch Basin Single-wing
<b>TOPOGRAPHIC FEATURES</b>	CI Curb Inlet
RWM Right-of-Way Monument Found	DI Drop Inlet
BH Borehole	SDMH Storm Drain Manhole
MP Mile Post	<b>SEWER</b>
SS Street Sign	GT Grease Trap
WL Woods Line	SS Sanitary Sewer Manhole
AC Air Condition Unit	U Cleanout
BOL Bollard	ARV Air Release Valve
CA Camera	S Sanitary Sewer Force Main Valve
COL Column	V Vent
DS Downspout	
MB Mailbox	
<b>WATER</b>	<b>TELEPHONE</b>
FD Fire Hydrant	SH Signal Head
FDC Fire Department Connection	TP Telephone Pole
ICV Irrigation Control Valve	TM Telephone Manhole
PIV Post Indicator Valve	TT Telephone Terminal Box
SH Sprinkler Head	TSB Traffic Signal Box
WM Water Meter	TSB Traffic Signal Pole
WV Water Valve	UCV Underground Cable TV
WVM Water Valve Marker	UTB Underground Telephone Box
W Well	SOB Splice Box
WMH Water Manhole	SLC Subscriber Loop Carrier
WBP Backflow Preventer	C Cabinet
PVI Pressure Indicator Valve	PB Phone Booth
ARV Air Release Valve	CTV Cable TV Pedestal
W Water Vault	<b>GAS</b>
SP Stand Pipe	G Gas Manhole
<b>ELECTRIC/POWER</b>	GR Gas Pressure Regulator
UPB Underground Power Box	G Gas Vault
EB Electric Box	GTS Gas Test Station
T Transformer	P Petroleum Valve
UEM Underground Electric Manhole	GF Gas Fill Cap
HH Hand Hole	G Gas Meter
GW Guy Wire	G Gas Valve
EM Electric Meter	<b>MISC. UTILITY</b>
PPU Power Pole/Utility Pole	UGR Utility Grate
SPL Spotlight	UM Utility Marker
SL Street Light/Light Pole	

**UTILITY CONTACTS**

<b>GAS</b>	<b>WATER &amp; SEWER</b>
AGL RESOURCES OSCAR PEREZ 10 PEACHTREE PLACE ATLANTA, GA 30309 678-584-4526	HENRY COUNTY WATER & SEWER KENNY MORRIS 533 HAMPTON RD MCDONOUGH, GA 30253 770-288-7678
<b>TELEPHONE</b>	<b>POWER</b>
AT&T DISTRIBUTION ROBERT HULL 675 PEACHTREE ST ATLANTA, GA 30375 404-305-1393	GEORGIA POWER JOHN WISEHART 829 JEFFERSON ST ATLANTA, GA 30318 678-432-2069
<b>CABLE</b>	<b>WATER &amp; SEWER</b>
CHARTER COMM. JIMMY PRICE 3075 BECKINGRIDGE BLVE DULUTH, GA 30096 770-806-7060	HENRY COUNTY WATER & SEWER KENNY MORRIS 533 HAMPTON RD MCDONOUGH, GA 30253 770-288-7678

**LINETYPES**

<b>EXISTING OVERHEAD</b>	<b>EXISTING UNDERGROUND</b>
--W-E-- Electric Line	--E-- Electric
--W-E-T-- Electric/Telecommunications	--T-- Telecommunications
--W-E-TV-- Electric/Cable TV	--TV-- Cable TV
--W-E-TC-- Electric/Traffic Control	--W-- Water
--W-E-T-TV-- Electric/Telecommunications/Cable TV/Traffic Control	--SS-- Sanitary Sewer
--W-E-TV-TC-- Electric/Cable TV/Traffic Control	--G-- Gas
--W-T-- Telecommunications	--P-- Petroleum
--W-T-TC-- Telecommunications/Traffic Control	--TC-- Traffic Control
--W-T-TV-- Telecommunications/Cable TV/Traffic Control	<b>APPROX. UNDERGROUND</b>
--W-T-TV-TC-- Telecommunications/Cable TV/Traffic Control	--G(APP)-- Gas Line (approximate)
<b>PROPERTY</b>	--P(APP)-- Underground power (approximate)
000 Limited Access	--T(APP)-- Underground Telephone (approximate)
Center of Creek	--W(APP)-- Water Line (approximate)
	<b>FENCE LINES</b>
	X Barb Wire Fence
	O Chain link fence
	□ Wood Fence
	# Woven Wire Fence

**ABBREVIATIONS**

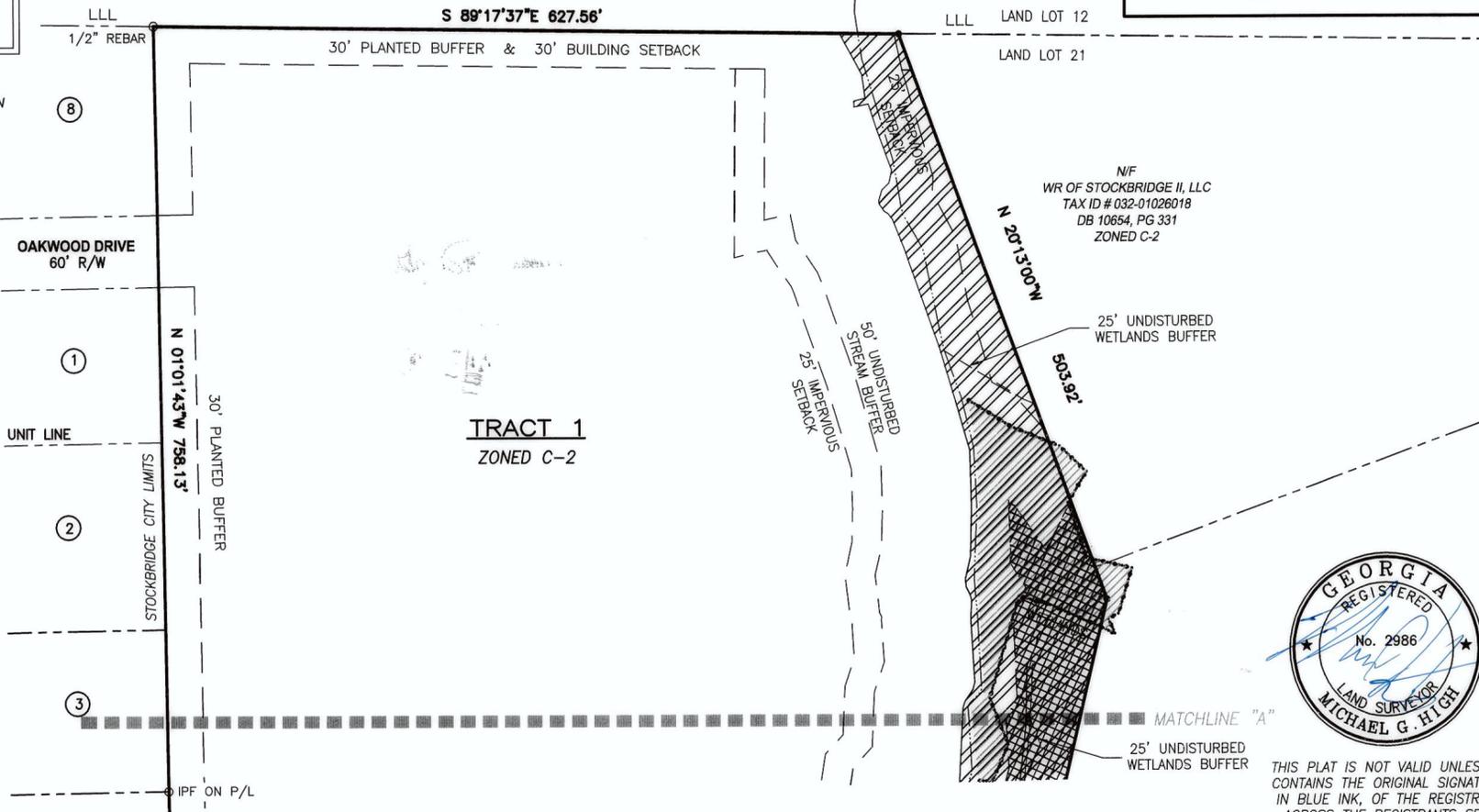
BLA Begin Limited Access	IPF Iron Pin Found
B/W Bottom of wall	IPS Iron Pin Set
C&G Curb and Gutter	L/W Low Wire Elevation
CE Construction Easement	MW Monitoring Well
CMP Corrugated Metal Pipe	N/F Now or Formerly
CO Clean Out	OTP Open Top Pipe
CPP Corrugated Plastic Pipe	PB Plat Book
DB Deed Book	PG Page
DIP Ductile Iron Pipe	POB Point of Beginning
DE Drainage Easement	POC Point of Commencement
ELA End Limited Access	PVC Polyvinyl Chloride Pipe
FES Flared End Section	RCP Reinforced Concrete Pipe
FM Forcemain	SSE Sanitary Sewer Easement
GI Grate Inlet	T/W Top of Wall
HW Headwall	VCP Vitrified Clay Pipe
I.E. Invert Elevation	YI Yard Inlet



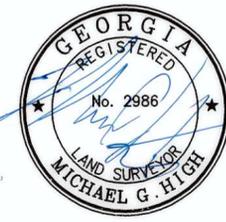
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Fee Amt: \$8.00 Page 1 of 1  
Henry, GA Clerk of Superior Court  
Barbara Harrison Clerk of Court  
BK 52 PG 178



**HENRY COUNTY MAP 32  
ALL BLOCK 1**



<b>REVISIONS</b>	<b>BY</b>
ADDRESS COUNTY COMMENTS - 04/24/2013	KBW
ADDRESS COUNTY COMMENTS - 05/15/2013	KBW
<b>DRAWN BY</b>	<b>KBW</b>
<b>CHECKED BY</b>	<b>MGH</b>
<b>DATE:</b>	<b>02/26/2013</b>
<b>SCALE:</b>	<b>1" = 100'</b>
<b>JOB No.</b>	<b>13-602</b>
<b>SHEET NUMBER</b>	<b>3</b>



THIS PLAT IS NOT VALID UNLESS IT CONTAINS THE ORIGINAL SIGNATURE, IN BLUE INK, OF THE REGISTRANT ACROSS THE REGISTRANTS SEAL.

THIS PLAT IS HEREBY APPROVED FOR RECORDING:  
BY: *[Signature]* DIRECTOR,  
HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL COMPLIANCE  
& PLAN REVIEW.

DATE: *6/18/13*  
THIS PLAT IS HEREBY APPROVED FOR RECORDING:  
*[Signature]* 6-18-13  
MAYOR, CITY OF STOCKBRIDGE DATE

**FINAL SUBDIVISION PLAT FOR:**  
**BROAD STREET STOCKBRIDGE II**  
**LAND LOT 21 OF THE 6TH DISTRICT**  
**CITY OF STOCKBRIDGE**  
**HENRY COUNTY, GEORGIA**

**Wolverton & Associates**  
Consulting Engineers + Land Surveyors  
6745 Sugarloaf Parkway • Suite 100 • Duluth, Georgia 30087  
Phone: (770) 447-8899 • Fax: (770) 447-9070  
www.wolverton-assoc.com



## Exhibit "A"

### Legal Description of the Land

ALL THAT CERTAIN tract or parcel of land lying and being in Land Lot 21 of the 6<sup>th</sup> District of Henry County, Georgia and being more particularly described as follows:

Beginning at an iron pin set at the southerly point of the mitered intersection of the northerly Right of Way of Hudson Bridge Road (variable width right of way) and the westerly Right of Way of Interstate 75 (variable width right of way), thence westerly along said northerly right of way a distance of 1,733.94 feet to a point on the northerly right of way of Hudson Bridge Road, said point being the true point of beginning; thence along said northerly right of way line of Hudson Bridge Road along a curve to the left having a radius of 5,829.58 feet and an arc length of 174.96 feet, being subtended by a chord of S 67° 07' 42" W for a distance of 174.95 feet to a point; thence along said northerly right of way of Hudson Bridge Road S 66° 16' 06" W for a distance of 59.20 feet to an iron pin found; thence leaving said right of way N 23° 43' 17" W for a distance of 389.04 feet to an iron pin set; thence S 66° 05' 59" W for a distance of 244.60 feet to an iron pin found; thence N 02° 15' 01" E for a distance of 774.25 feet to a 1 inch crimp top pipe found; thence S 85° 21' 16" W for a distance of 282.56 feet to a ½ inch rebar found; thence N 01° 01' 43" W for a distance of 758.12 feet to a ½ inch rebar found on the land lot line common to Land Lots 12 and 21; thence along said land lot line S 89° 17' 37" E for a distance of 627.56 feet to an iron pin set; thence leaving said land lot line S 20° 15' 48" E for a distance of 503.92 feet to a point; thence S 12° 59' 17" W for a distance of 315.76 feet to a point; thence S 20° 13' 00" E for a distance of 384.07 feet to a point; thence S 24° 46' 57" W for a distance of 35.36 feet to a point; thence S 69° 47' 00" W for a distance of 109.95 feet to a point; thence along a curve to the left, said curve having a radius of 146.00 feet and an arc length of 50.88 feet, being subtended by a chord of S 59° 48' 02" W for a distance of 50.62 feet to a point; thence S 20° 13' 00" E for a distance of 458.12 feet to a point on the northerly right of way of Hudson Bridge Road, said point being the true point of beginning. Said property contains 961,724 square feet or 22.078 acres.

#### LESS AND EXCEPT:

COMMENCE at a point at the southernmost point of the mitered intersection of the northwesterly right of way of Hudson Bridge Road (variable width right of way) with the southwestly right of way of Interstate 75 (variable width right of way); thence leaving said mitered intersection and continuing along the northwesterly right of way of said Hudson Bridge Road the following courses and distances: along a curve to the right having a radius of 5629.58 feet and an arc length of 119.61 feet, being subtended by a chord of South 67 degrees 34 minutes 34 seconds West for a distance of 119.61 feet to a point, South 77 degrees 27 minutes 15 seconds West for a distance of 94.94 feet to a point, South 70 degrees 59 minutes 14 seconds West for a distance of 721.24 feet to a point, South 73 degrees 20 minutes 07 seconds West for a distance of 19.09 feet to a point, North 54 degrees 05 minutes 42 seconds West for a distance of 71.58 feet to point, South 70 degrees 52 minutes 48 seconds West for a distance of 84.43 feet to a point, South 20 degrees 05 minutes 06 seconds West for a distance of 66.42 feet to a point, South 73 degrees 20 minutes 07 seconds West for a distance of 12.62 feet to a point, and along a curve to the left having a radius of 5829.58 feet and an arc length of 544.03 feet, being subtended by a chord of South 70 degrees 39 minutes 42 seconds West for a distance of 543.84 feet to a 3/4 inch rebar with cap found being located at the POINT OF BEGINNING.

BEGINNING at said 3/4 inch rebar with cap found, continue along said Right of Way the following courses and distances: along a curve to the left having a radius of 5829.58 feet and an arc length of 174.96 feet being subtended by a chord of South 67 degrees 07 minutes 42 seconds West a distance of 174.95 feet to a 3/4 inch rebar with cap set, and South 66 degrees 16 minutes 06 seconds West a distance of 59.20 feet to a

PK nail set; thence leaving said Right of Way and following along the property of Patel Taherbhai, Inc. North 23 degrees 43 minutes 01 seconds West a distance of 278.82 feet to a PK nail set; thence along other properties of Broad Street Stockbridge II, L.L.C. the following courses and distances: North 76 degrees 30 minutes 01 seconds East a distance of 42.88 feet to a 3/4 inch rebar with cap set, along a curve to the left having a radius of 131.46 feet and an arc length of 117.55 feet being subtended by a chord of North 50 degrees 53 minutes 04 seconds East a distance of 113.67 feet to a 3/4 inch rebar with cap set, North 25 degrees 16 minutes 07 seconds East a distance of 126.13 feet to a 3/4 inch rebar with cap set, and along a curve to the right having a radius of 86.54 feet and an arc length of 14.10 feet being subtended by a chord of North 29 degrees 56 minutes 06 seconds East a distance of 14.08 feet to a 3/4 inch rebar with cap found; thence along the property of WR of Stockbridge II, L.L.C. South 20 degrees 13 minutes 00 seconds East a distance of 395.82 feet to a 3/4 inch rebar with cap found; said point being the POINT OF BEGINNING.

Said tract having an area of 1.709 acres or 74,457 square feet.

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# **DRI**

**Development  
of Regional  
Impact**



# City of Stockbridge

4640 North Henry Blvd. ♦ Stockbridge, GA 30281  
City Hall: (770) 389-7900 ♦ Fax: (770) 389-7912

May 4, 2020

Mr. Andrew Smith, Principle Planner  
Atlanta Regional Commission  
International Tower  
229 Peachtree Street NE | Suite 100  
Atlanta, Georgia 30303

## **RE: Transmittal Letter - DRI Modification**

Dear Mr. Smith,

I am writing to you about the ARC approval of the Development of Regional Impact (DRI-481) review of the Wal-Mart (Hudson Bridge Road) development, in March of 2004. After your review of the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding was that this DRI was in the best interest of the State. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts with regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding did not address whether the project is or is not in the best interest of the City of Atlanta.

Since the approval of the DRI, the development's build-out is approximately 90% complete with the only remaining acreage to be developed is the 20.367 site originally designated for multi-family development. The City has a pending rezoning application requesting a land-use change that would allow the development of single-family townhomes on the 20.367 acres (Maximum 138-148 units), at a lower density than that originally proposed for multi-family (500-1,000 units).

In light of the commercial building out to date, Staff has no objection to a land-use change that allows a lower density comprised of single-family townhomes, based on planning best practices. Staff believes that the proposed lower-density single-family development will have a lesser impact on traffic and other development concern for the area.

Please advise if ARC has any objections to allowing a lower-density single-family development in place of the higher density multi-family use and if there are any other steps required. I have attached prior and current documents for your review.

**Sincerely,**

*Camilla J. Moore, Assistant City Manager*

Administration and Community Development

4640 North Henry Blvd.

Stockbridge, GA 30281

[cmoore@cityofstockbridge-ga.gov](mailto:cmoore@cityofstockbridge-ga.gov)

770-389-7900 (O)

678-833-3324 (direct)

Attachments

cc: Linda Logan, Senior Planner

Melinda Davies, Planner/GIS

Gordon Linton, Planner I



## Camilla Moore

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**Subject:** Transmittal Letter – DRI Modification

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**From:** Andrew Smith <[ASmith@atlantaregional.org](mailto:ASmith@atlantaregional.org)>

**Sent:** Monday, May 4, 2020 1:51 PM

**To:** Camilla Moore <[CMoore@cityofstockbridge-ga.gov](mailto:CMoore@cityofstockbridge-ga.gov)>

**Cc:** Linda Logan <[LLogan@cityofstockbridge-ga.gov](mailto:LLogan@cityofstockbridge-ga.gov)>; Melinda Davies <[MDavies@cityofstockbridge-ga.gov](mailto:MDavies@cityofstockbridge-ga.gov)>; Gordon Linton <[Glinton@cityofstockbridge-ga.gov](mailto:Glinton@cityofstockbridge-ga.gov)>; Greg Giuffrida <[GGiuffrida@atlantaregional.org](mailto:GGiuffrida@atlantaregional.org)>

**Subject:** RE: Transmittal Letter – DRI Modification

Camilla,

Thanks for your email. Per section 110-12-7-.05(1)(c) of [ARC's DRI rules](#), ARC may determine that a previously submitted DRI is nevertheless subject to another round of comment by affected parties (i.e., a new review) if the project changes are substantial enough to warrant this.

Examples of project changes that may lead a Regional Commission to determine that a new review is required include, but are not limited to, a substantial increase in project size or a substantial change in the mix of uses (based on the applicable measures used for the DRI thresholds). To make this determination, ARC must consider such factors as: 1) Whether the potential for project impacts will change substantially for the altered project and 2) Whether significant time has passed since the previous DRI process.

Based on the information you shared with me, the change from 1,000 multifamily units to 139 single-family townhomes would not warrant a new DRI review because the scope of the original DRI is decreasing rather than increasing. The mix of uses is also not changing substantially as the new use is still residential. It is also well under the relevant DRI threshold for housing if viewed as a standalone project.

I'm copying my coworker Greg Giuffrida on this email so that he can review the documents you sent (I forwarded them to him) and issue a more formal determination if needed. Greg came on board last fall and has transitioned more fully into DRI management starting earlier this year. I've moved away from day-to-day DRI management and into more of an advisory role as my overall work program has expanded into other areas this year.

Best,

**Andrew Smith**

Principal Planner, Community Development

Atlanta Regional Commission

P | 470.378.1645

[asmith@atlantaregional.org](mailto:asmith@atlantaregional.org)



January 16, 2004

Honorable Rudy G. Kelley, Mayor  
City of Stockbridge  
4545 North Henry Boulevard  
Stockbridge, Georgia 30281

RE: Development of Regional Impact Review  
Wal-Mart (Hudson Bridge Road)

Dear Mayor Kelley:

I am writing to let you know that the ARC staff has completed the Development of Regional Impact (DRI) review Wal-Mart (Hudson Bridge Road) development. After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that this DRI is in the best interest of the State. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts with regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the project is or is not in the best interest of the City of Atlanta.

I am enclosing a copy of our final review report and comments we received during the review. Please feel free to call me, or Mike Alexander (404-463-3302), if you have any questions concerning the review.

Sincerely,

Charles Krautler  
Director

CK/mda

Enclosures

C: Mr. Danny Taylor, Henry County  
Mr. Jim Price, WRS, Inc.  
Mr. Harold Linnenkohl, GDOT  
Mr. Rick Brooks, GDCA  
Mr. David Word, GEPD  
Mr. Steve Stancil, GRTA



## NOTICE OF DECISION

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**To:** Chick Krautler, ARC  
**(via electronic mail)** Sonny Deriso, GRTA  
Andrella Baylis, GRTA  
Ken Bernard, GRTA

Eric Hovdesven, GRTA  
Lee Morris, GRTA  
Richard Tucker, GRTA

**To:** Leland Maddox, Henry County Board of Commissioners  
**(via electronic mail and certified mail)** Ray Gibson, Henry County  
Kimberly Smith, Henry County  
Mr. Jim Price, WRS, Inc.

**From:** Steven L. Stancil, GRTA

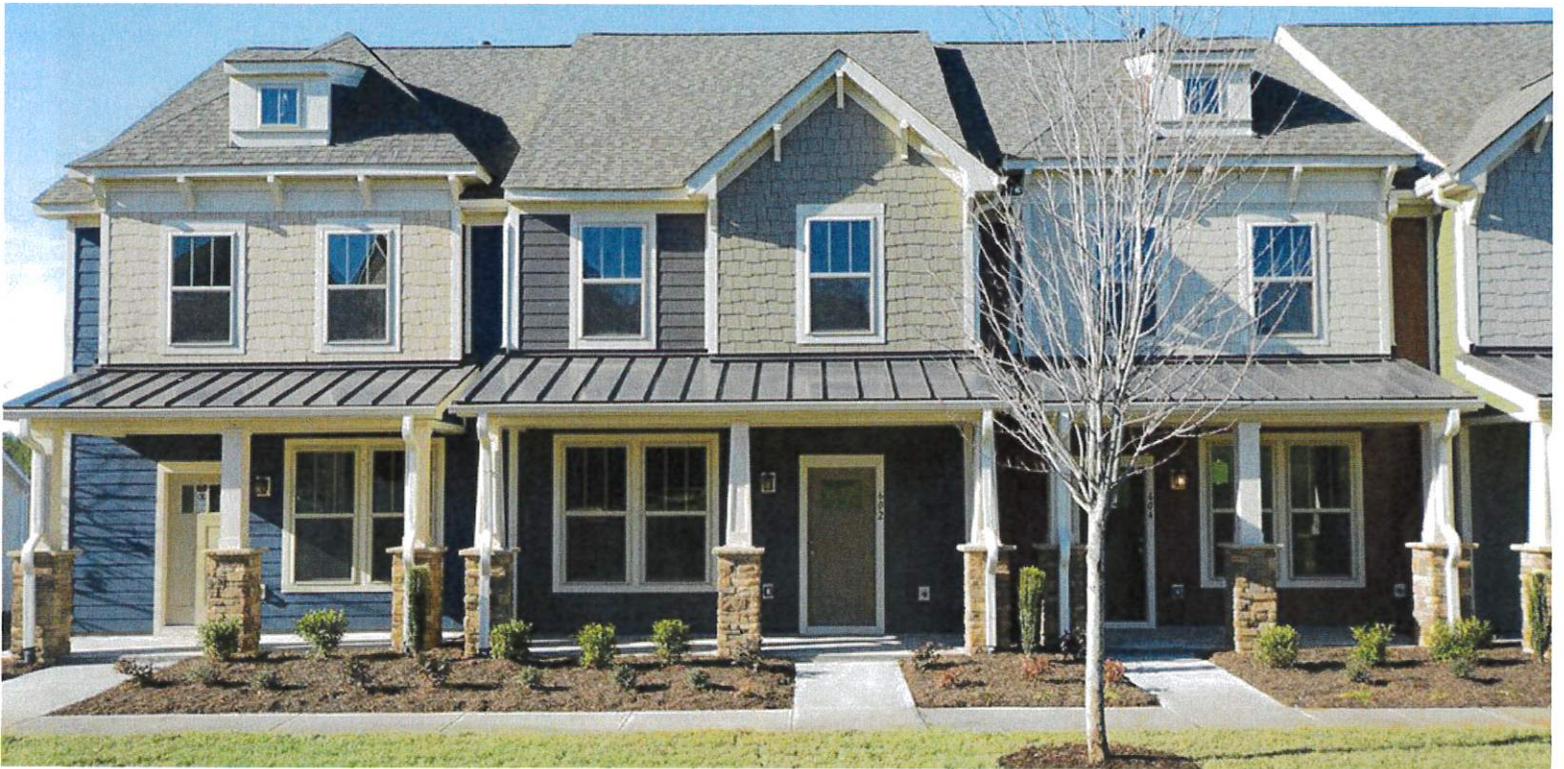
**Copy:** Kirk Fjelstul, GRTA  
**(via electronic mail)** Mark Willey, GRTA  
Elizabeth Smith, DCA  
Mike Alexander, ARC  
Steve Walker, GDOT  
John Walker, KHA

Leah Gullebeau, URS  
David Buckel, Wolverton  
Bruce Propst, Carter & Associates

**Date:** December 17, 2003

**Re:** Notice of Decision Regarding DRI #481, Hudson Bridge Road Wal-Mart

**ARCHITECTURAL**



## TOWNHOME DEVELOPMENTS

VISION BOARD

**Sugar Hill Overlook**  
Sugar Hill, GA



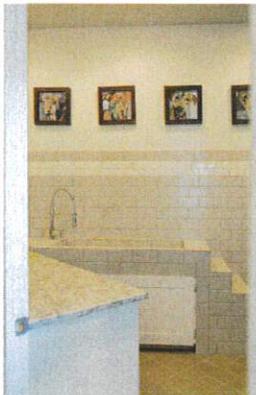
## The Cottages at Greystone Hiram, GA



**Sugar Hill Overlook**  
Sugar Hill, GA



**The Cottages at Greystone**  
Hiram, GA



**The Park at Historic Roswell**  
Roswell, GA

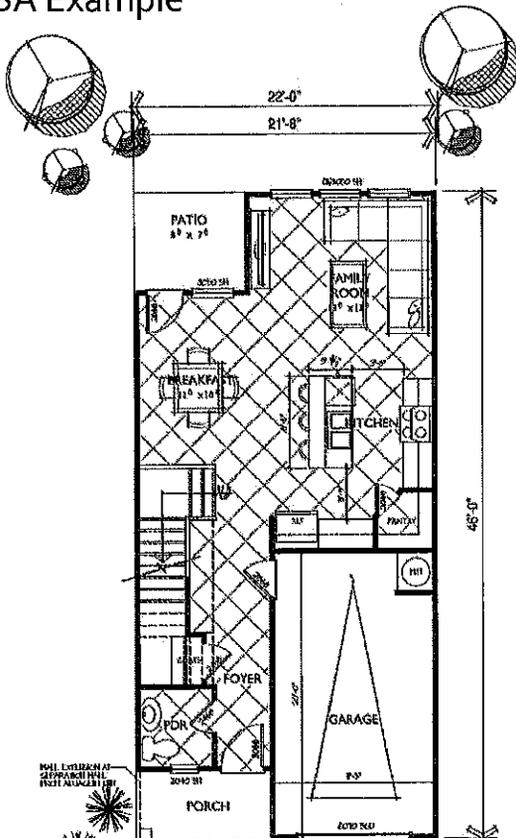


**The Park at Historic Roswell**  
Roswell, GA



# Floor Plans

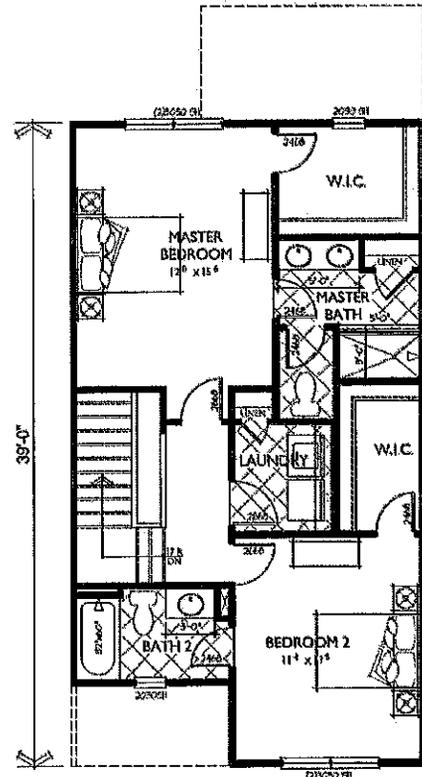
## 2 BR / 2.5 BA Example



NOIL LUMBER IN GARAGE AND HALL WEST ANCHOR 1/2"

first floor area calc:  
 Mt: 654 sq ft  
 sll: 730 sq ft

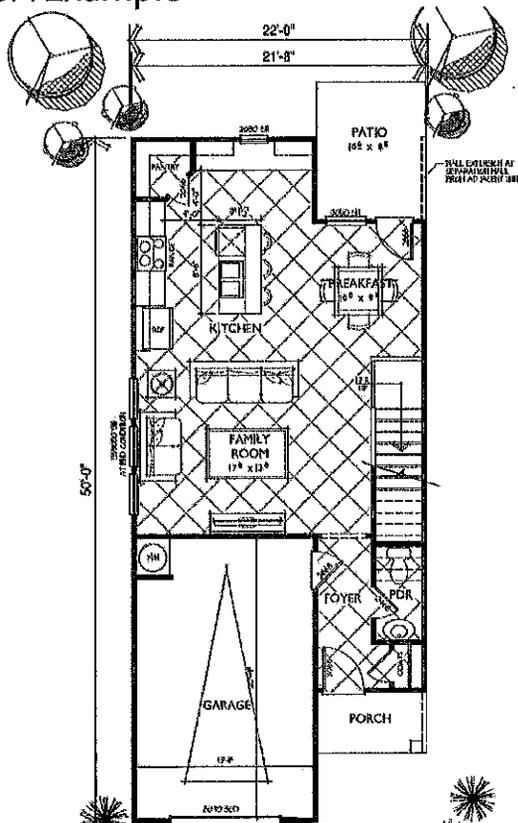
Ind: slab  
 6'-3" doors first floor / 17 riser  
 wdws ft: 3050 sh sll: 3050  
 14" TJI floor trusses



second floor

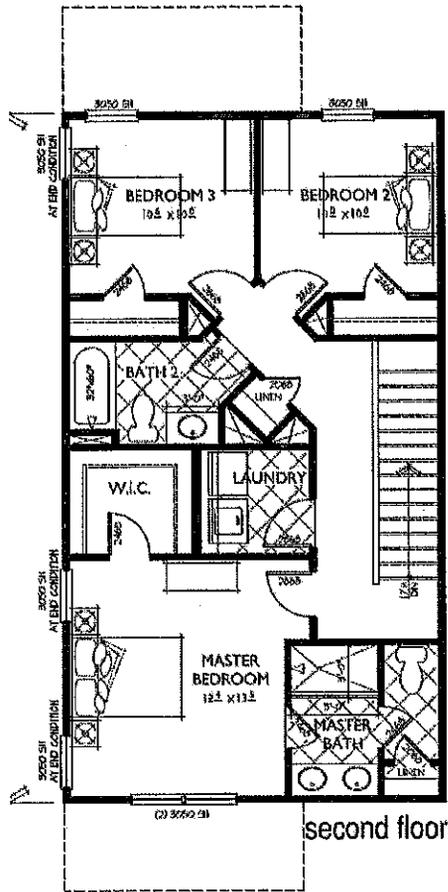
# Floor Plans

## 3 BR / 2.5 BA Example



**first floor  
area calc:**  
 ffi: 678 sq ft  
 sfi: 798 sq ft  
 total: 1475 sq ft

**Ind:** slab  
 6'-6" doors first floor / 17 risers  
 wdvs ffi: 3050 sh sll: 3050 sh  
 14" TJI floor trusses



second floor